007.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,300 / 975,300
					USE VALUE:	975,300 / 975,300
					ASSESSED:	975,300 / 975,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMPSON MARTHA J/TRUSTEE
Owner 2:	42-44 NEWCOMB ST REALTY TRUST
Owner 3:	
Street 1:	16 SALISBURY STREET
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON RICHARD L JR & -
Owner 2:	SAMPSON MARTHA J -
Street 1:	16 SALISBURY STREET
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 3,689 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2292 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3689.000	550,800		424,500	975,300
Total Card	0.085	550,800		424,500	975,300
Total Parcel	0.085	550,800		424,500	975,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.52 | /Parcel: 425.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	6148
GIS Ref	
GIS Ref	
Insp Date	11/17/17

!660!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	550,900	0	3,689.	424,500	975,400	975,400	Year End Roll	12/18/2019
2019	104	FV	411,500	0	3,689.	451,100	862,600	862,600	Year End Roll	1/3/2019
2018	104	FV	408,800	0	3,689.	329,000	737,800	737,800	Year End Roll	12/20/2017
2017	104	FV	383,800	0	3,689.	286,600	670,400	670,400	Year End Roll	1/3/2017
2016	104	FV	383,800	0	3,689.	244,100	627,900	627,900	Year End	1/4/2016
2015	104	FV	342,800	0	3,689.	238,800	581,600	581,600	Year End Roll	12/11/2014
2014	104	FV	269,500	0	3,689.	196,300	465,800	465,800	Year End Roll	12/16/2013
2013	104	FV	280,400	0	3,689.	186,800	467,200	467,200		12/13/2012

PRINT

Date	Time
12/10/20	16:24:24

LAST REV

Date	Time
11/20/17	07:49:06
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON RICHARD	65391-3		5/20/2015	Convenience	1	No	No		
KWONG GEORGE,	63503-233		4/17/2014	Estate/Div	575,000	No	No		George D. Kwong died 09/07/2007 probate docke
KWONG GEORGE D	32021-220		11/12/2000	Family	1	No	No	4	
	14134-220		11/1/1980		95,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2014	764	Porch	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
6/9/2015	Sales Review	PT	Paul T
7/2/2014	External Ins	PC	PHIL C
4/30/2009	Meas/Inspect	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3689		Sq. Ft.	Site		0	80.	1.44	1									424,536						424,500	

Total AC/HA:	0.08469	Total SF/SM:	3689	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	424,536	Spl Credit		Total:	424,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10811520
Const Adj.:	0.98980200
Adj $ / SQ:	186.458
Other Features:	111500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676627
Depreciation:	125853
Depreciated Total:	550774

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

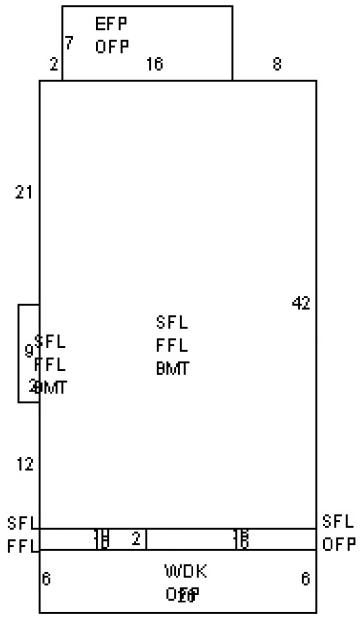
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	205.10
Special Features:	0	Val/Su Net:	138.74
Final Total:	550800	Val/Su SzAd	240.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,162	186.460	216,665
FFL	First Floor	1,130	186.460	210,698
BMT	Basement	1,110	55.940	62,091
OFP	Open Porch	300	21.780	6,533
WDK	Deck	156	12.280	1,916
EFP	Enclos Porch	112	51.010	5,713

Net Sketched Area:	3,970			Total:	503,616
Size Ad	2292	Gross Are	3970	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	